

**IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN
DISTRICT OF PENNSYLVANIA**

In Re: SADIE B. PEREZ,

: CHAPTER 13

Debtor

: BANKRUPTCY NO. 18-10107

**ORDER SUR DEBTOR'S OBJECTIONS TO PROOFS OF CLAIM FILED BY THE
CITY OF PHILADELPHIA ("CITY") AND THE WATER REVENUE BUREAU OF THE
CITY OF PHILADELPHIA ("WRB")**

AND NOW, this day of September, 2018, it is hereby ORDERED

as follows:

1. The Objections are SUSTAINED.

2. The Proofs of Claim filed by CITY and WRB (Nos 3 and 43) are REDUCED to

\$ _____ for real estate taxes and liens and \$ _____ for water.

WHEREFORE, the Debtor requests that this court will enter the Proposed Order accompanying the Objections.

/s/DAVID A. SCHOLL
512 Hoffman Street
Philadelphia, PA. 19148
610-550-1765
Attorney for Debtor

Fill in this information to identify the case:

Debtor 1 Sadie B. Perez

Debtor 2: _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case Number 18-10107

Official Form 410**Proof of Claim**

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Who is the current creditor? | <u>City of Philadelphia/School District of Philadelphia</u> <small>Name of the current creditor (the person or entity to be paid for this claim)</small> Other names the creditor uses with the debtor: _____ | |
| 2. Has this claim been acquired from someone else? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____ | |
| 3. Where should notices and payments to the creditor be sent? <small>Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)</small> | Where should notices to the creditor be sent? <u>City of Philadelphia Law Dept - Tax Unit</u> <small>Name</small> <u>1401 JFK Blvd, 5th Floor</u> <small>Number Street</small> <u>Philadelphia PA 19102</u> <small>City State ZIP Code</small> Contact phone <u>215-686-0503</u> Contact email <u>Megan.Harper@phila.gov</u> | Where should payments to the creditor be sent? (if different) Name _____ Number _____ Street _____ City _____ State _____ ZIP Code _____ Contact phone _____ Contact email _____ Uniform claim identifier for electronic payments in chapter 12 (if you use one): _____ |
| 4. Does this claim amend one already filed? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on ____/____/____ | |
| 5. Do you know if anyone else has filed a proof of claim for this claim? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____ | |

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? ☐ No ☒ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____

7. How much is the claim? \$ 18,959.20 Does this amount include interest or other charges? ☐ No ☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.

Municipal Claim

9. Is all or part of the claim secured? ☐ No ☒ Yes. The claim is secured by a lien on property.

Nature of property:

☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.

☐ Motor vehicle

☐ Other. Describe: 5243 Westford Road and 6013 Walnut St., Phila., PA

Basis for perfection:

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: \$ 88,039.00

Amount of the claim that is secured: \$ 18,959.20

Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: \$ 18,959.20

Annual Interest Rate [Real Estate] (when case was filed) 9 %
Annual Interest Rate [Judgments] (when case was filed) 6 %

☒ Fixed

☐ Variable

10. Is this claim based on a lease? ☒ No ☐ Yes. Amount necessary to cure any default as of the date of the petition: \$ _____

11. Is this claim subject to a right of setoff? ☒ No ☐ Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No.

☐ Yes. Check one:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

☐ Up to \$2,850* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use, 11 U.S.C. § 507(a)(7).

☐ Wages, salaries, or commissions (up to \$12,850*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier, 11 U.S.C. § 507(a)(4).

☐ Taxes or penalties owed to governmental units, 11 U.S.C. § 507(a)(8).

☐ Contributions to an employee benefit plan, 11 U.S.C. § 507(a)(5).

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

* Amounts are subject to adjustment on 4/01/19 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this Proof of Claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this Proof of Claim and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 07/03/2018
MM / DD / YYYY

/s/ Megan N. Harper

Signature

Print the name of the person who is completing and signing this claim:

Name Megan N. Harper

First name

Middle name

Last name

Title Deputy City Solicitor

Company City of Philadelphia Law Revenue Bureau

Identify the corporate service as the company if the authorized agent is a service.

Address 1401 JFK Blvd, 5th Floor

Number Street

Philadelphia

PA

19102

City

State

ZIP Code

Contact phone 215-686-0503

Email

Megan.Harper@Phila.gov

LANA702 CITY OF PHILADELPHIA 07/03/18
A150 AGENCY RECEIVABLES 11:23 AM
LIST BILLS

STREET CODE.: 81140 HOUSE NUMBER: 06013 HOUSE SUFFIX:
SUBJECT ADDR: 06013 WALNUT ST
MAIL ADDRESS: PEREZ SADIE
5243 WESTFORD RD
PHILADELPHIA PA 191203618

| BILL NUM /WK/LIEN | PRINCIPAL | INTEREST | LIEN | TOTAL |
|---------------------|-----------|----------|--------|-----------|
| X BILL DATE /LIEN # | | | | |
| 021888 L54 C01 | 310.28 | 331.70 | 22.01 | 663.99 |
| 06/09/2000 00070077 | | | | |
| 029716 L54 C01 | 801.21 | 708.01 | 46.56 | 1,555.78 |
| 05/27/2003 03060870 | | | | |
| 990461 L55 P03 | 6,250.00 | 6,968.75 | 319.00 | 13,537.75 |
| 06/30/1999 99070245 | | | | |
| TOTALS DUE: | 7,361.49 | 8,008.46 | 387.57 | 15,757.52 |

ENTER=PROCESS PF1=HELP
AT TOP OF LIST

PF12=EXIT

LANA702 CITY OF PHILADELPHIA 07/03/18
A130 AGENCY RECEIVABLES 11:24 AM
INQUIRE BILL

PEREZ SADIE 06013 WALNUT ST
STREET CODE.: 81140 HOUSE NUMBER: 06013 BILL NUMBER.: 021888
ACTIVITY DATE.: 06/2000 PRINCIPAL DUE.: 310.28
AGENCY TYPE.: L LICENSES & INSPECTION INTEREST DUE.: 331.70
WORK DESCRIPTION.: 54 L&I PCIN & SEAL (GF) LIEN DUE.: 22.01
BILL DATE.: 06/09/2000 OTHER DUE.:
WORK COMPLETION DATE: 04/10/2000 TOTAL DUE.: 663.99
VIOLATION DATE.: 03/03/2000 PRINCIPAL PAID:
LIEN CODE.: C01 INTEREST PAID:
CLEAN AND SEAL UP VACANT BUILDING LIEN PAID:
BATCH NUMBER.: 20047 OTHER PAID.:
B OF B NUMBER.: 031057300 TOTAL PAID.:
LIEN NUMBER.: 00070077 COLLECTION STATUS:
HOUSE SUFFIX.: HOUSE OVERFLOW.:
BILL TYPE.: P ADDITIONAL ADDRESS INFO?
UPDATE INFO.: 6/15/2000 12:37PM RTMA586 PEARL SANDRA

PF1=HELP PF4=COMMENTS PF5=REFER HIST
TRANSFER TO A130 COMPLETE

PF12=EXIT

LANA702 CITY OF PHILADELPHIA 07/03/18
A130 AGENCY RECEIVABLES 11:24 AM
INQUIRE BILL

PEREZ SADIE 06013 WALNUT ST
STREET CODE.: 81140 HOUSE NUMBER: 06013 BILL NUMBER.: 029716
ACTIVITY DATE.: 05/2003 PRINCIPAL DUE.: 801.21
AGENCY TYPE.: L LICENSES & INSPECTION INTEREST DUE.: 708.01
WORK DESCRIPTION.: 54 LAI PCIN & SEAL (GF) LIEN DUE.: 46.56
BILL DATE.: 05/27/2003 OTHER DUE.:
WORK COMPLETION DATE: 04/28/2003 TOTAL DUE.: 1,555.78
VIOLATION DATE.: 04/14/2003 PRINCIPAL PAID:
LIEN CODE.: C01 INTEREST PAID:
CLEAN AND SEAL UP VACANT BUILDING LIEN PAID.:
BATCH NUMBER.: 23054 OTHER PAID.:
B OF R NUMBER.: 031057300 TOTAL PAID.:
LIEN NUMBER.: 03060870 COLLECTION STATUS:
HOUSE SUFFIX.: HOUSE OVERFLOW.:
BILL TYPE.: P ADDITIONAL ADDRESS INFO:
UPDATE INFO.: 6/2/2003 01:11PM RTAGR520

PF1=HELP PF4=COMMENTS PF5=REFER HIST
TRANSFER TO A130 COMPLETE

PF12=EXIT

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LANA702          CITY OF PHILADELPHIA          07/03/18
A130             AGENCY RECEIVABLES           11:24 AM
                INQUIRE BILL
-----
                06013 WALNUT ST
PEREZ SADIE
STREET CODE.: B1140 HOUSE NUMBER: 06013 BILL NUMBER.: 990461
ACTIVITY DATE.....: 06/1999 PRINCIPAL DUE.: 6,250.00
AGENCY TYPE.....: L LICENSES & INSPECTION INTEREST DUE.: 6,968.75
WORK DESCRIPTION.....: 55 L&I PNUIS ABATE (CD) LIEN DUE.....: 319.00
BILL DATE.....: 06/30/1999 OTHER DUE.....:
WORK COMPLETION DATE: 06/03/1999 TOTAL DUE.....: 13,537.75
VIOLATION DATE.....: 04/06/1999 PRINCIPAL PAID:
LIEN CODE.....: P03 INTEREST PAID.:
REPAIR DRAINAGE SYSTEM LIEN PAID.....:
PATCH NUMBER.....: 99039 OTHER PAID.....:
# OF R NUMBER.....: 031057300 TOTAL PAID.....:
LIEN NUMBER.....: 99070245 COLLECTION STATUS:
HOUSE SUFFIX.....: HOUSE OVERFLOW.....:
BILL TYPE.....: P ADDITIONAL ADDRESS INFO?
UPDATE INFO.....: 12/9/1999 07:02AM RTAGD020
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PFI=HELP PF12=EXIT
TRANSFER TO A130 COMPLETE
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Fill in this information to identify the case:

Debtor 1 Sadie B Perez

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the Eastern District of Pennsylvania

Case number 18-10107

Official Form 410

Proof of Claim

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both, 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

| | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Who is the current creditor? | <u>Water Revenue Bureau</u> <small>Name of the current creditor (the person or entity to be paid for this claim)</small> Other names the creditor used with the debtor _____ | |
| 2. Has this claim been acquired from someone else? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____ | |
| 3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) | Where should notices to the creditor be sent? <u>Pamela Elchert Thurmond</u> <small>Name</small> <u>1401 JFK Blvd, 5th Floor</u> <small>Number Street</small> <u>Philadelphia PA 19102</u> <small>City State ZIP Code</small> Contact phone <u>215-686-0508</u> Contact email <u>Pamela.Thurmond@phila.gov</u> | Where should payments to the creditor be sent? (if different) Name _____ Number _____ Street _____ City _____ State _____ ZIP Code _____ Contact phone _____ Contact email _____ Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____ |
| 4. Does this claim amend one already filed? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on <u>MM DD YYYY</u> | |
| 5. Do you know if anyone else has filed a proof of claim for this claim? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____ | |

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? ☐ No ☒ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 0 5 4 2

7. How much is the claim? \$ 11966.97 Does this amount include interest or other charges? ☐ No ☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.
Municipal Claim

9. Is all or part of the claim secured? ☐ No ☒ Yes. The claim is secured by a lien on property.
 Nature of property:
☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.
☐ Motor vehicle
☐ Other, Describe: See Attached Itemized Statment
 Basis for perfection: Real Estate
 Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
 Value of property: \$ 172,300.00
 Amount of the claim that is secured: \$ 11,966.97
 Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)
 Amount necessary to cure any default as of the date of the petition: \$ 11,966.97
 Annual Interest Rate [Real Estate] (when case was filed) _____ %
 Annual Interest Rate [Judgments] (when case was filed) _____ %
☐ Fixed
☐ Variable

10. Is this claim based on a lease? ☒ No ☐ Yes. Amount necessary to cure any default as of the date of the petition: \$ _____

11. Is this claim subject to a right of setoff? ☒ No ☐ Yes. Identify the property: _____

